

## 2 Bedroom Apartment for Sale in Strovolos, Nicosia District

This modern 2-bedroom apartment is located in a new low-density residential complex in the well-established area of Strovolos, Nicosia. With only nine apartments across four floors, the building offers privacy, comfort, and a high standard of contemporary living.

The apartment features a bright open-plan kitchen and living area, two comfortable bedrooms, and a functional bathroom layout. Designed with quality and efficiency in mind, the property includes a private storage room and a dedicated parking space. The building's Energy Efficiency Class A ensures reduced energy consumption and long-term sustainability, making it ideal for both residential use and investment.

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### Property Info

Covered Area	<b>100</b>
Covered Veranda	<b>18</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number	<b>242094</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2027</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Strovolos Region: **Nicosia**

**Price: €294 000 + VAT**

VAT for this property is **€14,700** or **€55,860**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 940.00/m<sup>2</sup></b>		

**Representative: MySpace**

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**Price change history**

€294 000 on Feb 4, 2026



